

Request for Council Action

Originator Public Works	Item Case File No. 10960AB-15 Preliminary and Final Plat of MAX AND VIVI ADDITION Located at 10626 Vincent Avenue South.
Agenda Section CONSENT BUSINESS	Date 7/27/2015
Description	

PROPOSAL

Minnesota Design Build, LLC (owner) requests preliminary and final plat approval for MAX AND VIVI ADDITION, located at 10626 Vincent Avenue. Due to being a legally described metes and bounds parcel and the prospective site of a new single family home, this land will need to be platted. Per City Code Section 22.03(a)(2). "Platting is required to obtain a footing and foundation permit or a building permit". "Footing and foundation or building permits may not be granted upon land that is not described as a platted lot". This is considered a Type I plat, which does not require a public hearing.

FINDINGS

Section 22.05(d)(1-8) Preliminary Plats

- (1) The plat is not in conflict with the Comprehensive Plan;
 - The new plat is consistent with the intent and purpose of the Comprehensive Plan with regard to land use and function.
- (2) The plat is not in conflict with any adopted District Plan for the area;
 - There is not an adopted District Plan for this area.
- (3) The plat is not in conflict with the City Code provisions;
 - The proposed plat is in conformance with City Code requirements.
- (4) The plat does not conflict with existing easements;
 - Per City's records, there are currently no public easements on the property. There will be new drainage and utility easements dedicated in the new plat and a new sidewalk and bikeway easement conveyed by document.
- (5) There is adequate public infrastructure to support the additional development potential created by the plat;
 - There will not be an excess burden on public infrastructure due to approving of this new plat.
- (6) The plat design mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation or flooding; drainage; and stormwater storage needs;
 - The new plat will not have a negative impact on the environment.
- (7) The proposed plat will not be detrimental to the public health, safety and welfare; and
 - The new plat will be compatible in character and function with the existing uses of the Planned Development and surrounding neighborhood. By reason of scale, access and location, it cannot be anticipated to be detrimental to the public health, safety and welfare.
- (8) The plat is not in conflict with an approved development plan or plat.
 - The new plat will not conflict with an approved development plan or plat.

Section 22.06(d)(1) Final Plats

- (1) The plat is not in conflict with the approved preliminary plat or the preliminary plat findings.
- The final plat is consistent with the preliminary plat and preliminary plat findings.

DEADLINE FOR AGENCY ACTION

Application Date: 06/23/15
60 Days: 08/21/15
120 Days: 10/30/15

RECOMMENDATION

In Case 10960AB-15, staff recommends approval of a Preliminary Plat and Final Plat for MAX AND VIVI ADDITION, subject to the following conditions:

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, shall be provided;
2. Park dedication must be paid in cash prior to the issuance of footing and foundation or building permits;
3. A consent to plat form from any mortgage companies with property interest shall be provided;
4. Drainage and utility easements must be provided as approved by the City Engineer;
5. A 10-foot sidewalk/bikeway easement shall be provided along all street frontages;

And subject to the following code requirements:

1. The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (Section 22.06).

Prepared by: Bruce Bunker

Presented by: Shelly Pederson (if needed)

Requested Action

Approval of the preliminary plat and adoption of a resolution granting approval of the final plat of MAX AND VIVI ADDITION located at 10626 Vincent Avenue South is recommended subject to the completion of the above conditions, receipt of the title, necessary documents and deposits, and review of all documents by the City Attorney.

Attachments:

Resolution
Final Plat
Preliminary Plat